

2013 Henry County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Henry County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Henry County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	1.3%	\$37,356,183	\$1,412,329,594	16.8%
Change		4.4%	0.8%	
2012	-1.5%	\$35,776,886	\$1,400,619,761	14.3%

Comparable Homestead Property Tax Changes in Henry County

The total tax bill for all taxpayers in Henry County increased by 1.3% in 2013. The main reason was a 4.4% increase in the levy. In this reassessment year certified net assessed value increased by 0.8%. Since the levy increase exceeded the assessment rise, tax rates increased, and this caused an increase in tax cap credits as a percent of the levy from 14.3% in 2012 to 16.8% in 2013. The rise in tax cap credits helped keep the tax bill increase smaller than the levy increase.

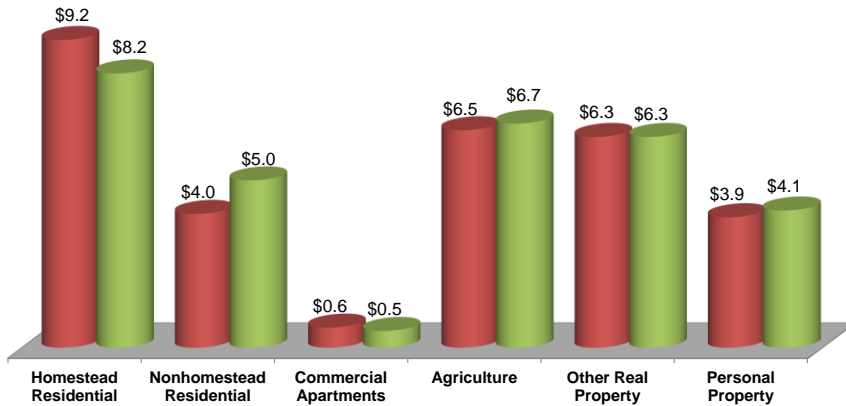
Henry County homeowners experienced a 6.3% decrease in property tax bills in 2013. This was due to a decline in homestead net assessed value, which offset an increase in the average tax rate. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	4,214	32.1%
No Change	647	4.9%
Lower Tax Bill	8,266	63.0%
Average Change in Tax Bill	-6.3%	
Detailed Change in Tax Bill		
20% or More	506	3.9%
10% to 19%	717	5.5%
1% to 9%	2,991	22.8%
-1% to 1%	647	4.9%
-1% to -9%	4,279	32.6%
-10% to -19%	2,529	19.3%
-20% or More	1,458	11.1%
Total	13,127	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$30.5 ■ 2013 - Total \$30.8



In Henry County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes increased 1.3%, less than the average 2.1% increase statewide. Nonhomestead residential property saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates increased in 16 of 30 Henry County tax districts in 2013. The average tax rate rose by 3.5% because a levy increase exceeded a small increase in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

Henry County increased by 4.4%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Henry County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,325,816,872	\$1,243,887,307	-6.2%	\$465,929,623	\$429,774,384	-7.8%
Other Residential	224,252,504	271,985,460	21.3%	222,295,932	269,021,214	21.0%
Ag Business/Land	359,679,265	377,200,482	4.9%	355,104,991	374,381,179	5.4%
Business Real/Personal	568,653,677	538,131,140	-5.4%	429,716,806	429,859,934	0.0%
Total	\$2,478,402,318	\$2,431,204,389	-1.9%	\$1,473,047,352	\$1,503,036,711	2.0%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Henry County's total billed net assessed value increased by 2.0% in 2013. Increases in other residential and agricultural assessments more than offset decreases in homestead assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$545,685	\$418,967	-\$126,718	-23.2%
2%	2,855,162	3,869,574	1,014,412	35.5%
3%	1,825,758	2,162,285	336,527	18.4%
Elderly	18,352	32,615	14,263	77.7%
Total	\$5,244,957	\$6,483,441	\$1,238,484	23.6%
% of Levy	14.3%	16.8%		

Total tax cap credits in Henry County were \$6.5 million, which was 16.8% of the levy. This was one of the ten largest credit percentages in the state. The state average was 10.9%, but the median or typical county saw credits equal to 4.2% of the levy. Tax rates were the main determinant of tax cap credits, and Henry

County's average tax rate was higher than the statewide average rate. Most of the tax cap credits in Henry County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Henry County increased \$1,238,484 between 2012 and 2013. Credits as a share of the total levy rose to 16.8% in 2013 from 14.3% in 2012.

Henry County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	35,459,270	36,475,836	36,893,294	35,776,886	37,356,183	2.9%	1.1%	-3.0%	4.4%
Henry County	8,358,171	8,496,714	8,799,373	9,615,253	9,184,380	1.7%	3.6%	9.3%	-4.5%
Blue River Township	32,241	33,061	33,676	34,425	35,590	2.5%	1.9%	2.2%	3.4%
Dudley Township	10,496	11,004	46,879	28,073	28,979	4.8%	326.0%	-40.1%	3.2%
Fall Creek Township	65,454	66,984	67,813	69,041	71,132	2.3%	1.2%	1.8%	3.0%
Franklin Township	30,470	31,419	31,945	32,849	33,446	3.1%	1.7%	2.8%	1.8%
Greensboro Township	20,647	21,365	21,138	22,630	23,239	3.5%	-1.1%	7.1%	2.7%
Harrison Township	27,400	28,430	29,137	28,065	28,352	3.8%	2.5%	-3.7%	1.0%
Henry Township	511,348	531,605	545,304	215,628	578,382	4.0%	2.6%	-60.5%	168.2%
Jefferson Township	44,236	45,182	46,050	41,770	42,847	2.1%	1.9%	-9.3%	2.6%
Liberty Township	30,712	31,847	50,179	50,457	52,353	3.7%	57.6%	0.6%	3.8%
Prairie Township	111,293	103,702	86,890	38,554	39,578	-6.8%	-16.2%	-55.6%	2.7%
Spiceland Township	37,814	38,769	39,304	40,778	39,225	2.5%	1.4%	3.8%	-3.8%
Stoney Creek Township	27,001	27,775	28,312	28,872	29,851	2.9%	1.9%	2.0%	3.4%
Wayne Township	90,682	100,382	99,983	106,280	109,300	10.7%	-0.4%	6.3%	2.8%
New Castle Civil City	6,726,932	6,926,725	7,210,549	7,154,051	7,549,600	3.0%	4.1%	-0.8%	5.5%
Shirley Civil Town	57,090	56,636	58,797	58,020	48,774	-0.8%	3.8%	-1.3%	-15.9%
Blountsville Civil Town	7,355	7,684	7,885	8,135	8,134	4.5%	2.6%	3.2%	0.0%
Cadiz Civil Town	3,811	3,955	4,058	4,188	4,304	3.8%	2.6%	3.2%	2.8%
Dunreith Civil Town	32,403	33,783	34,676	35,771	36,772	4.3%	2.6%	3.2%	2.8%
Greensboro Civil Town	7,708	8,418	8,639	8,913	9,162	9.2%	2.6%	3.2%	2.8%
Kennard Civil Town	31,612	32,814	33,679	34,741	35,716	3.8%	2.6%	3.2%	2.8%
Knightstown Civil Town	360,154	372,759	381,745	393,163	404,356	3.5%	2.4%	3.0%	2.8%
Lewisville Civil Town	30,222	32,489	33,334	34,402	35,361	7.5%	2.6%	3.2%	2.8%
Middletown Civil Town	400,517	485,362	483,615	436,034	478,020	21.2%	-0.4%	-9.8%	9.6%
Mooreland Civil Town	25,720	27,126	27,803	27,782	29,415	5.5%	2.5%	-0.1%	5.9%
Mount Summit Civil Town	6,043	6,271	6,437	6,640	6,823	3.8%	2.6%	3.2%	2.8%
Spiceland Civil Town	55,835	45,318	53,135	54,841	56,292	-18.8%	17.2%	3.2%	2.6%
Springport Civil Town	12,978	13,472	13,825	14,265	14,662	3.8%	2.6%	3.2%	2.8%
Straughn Civil Town	19,165	19,808	20,312	20,841	21,433	3.4%	2.5%	2.6%	2.8%
Sulphur Springs Civil Town	21,752	22,563	23,057	23,738	24,872	3.7%	2.2%	3.0%	4.8%
Blue River Valley School Corp	1,821,487	1,905,726	1,910,622	1,913,133	2,218,333	4.6%	0.3%	0.1%	16.0%
South Henry School Corp	2,037,411	1,882,152	2,387,441	1,582,960	1,342,427	-7.6%	26.8%	-33.7%	-15.2%
Shenandoah School Corp	2,627,023	3,041,633	2,114,586	2,133,176	2,240,456	15.8%	-30.5%	0.9%	5.0%
New Castle Community School Corp	7,017,366	6,860,805	6,950,686	6,274,661	7,057,132	-2.2%	1.3%	-9.7%	12.5%
Charles A. Beard Memorial School Corp	2,152,510	2,528,799	2,400,084	2,404,274	2,556,174	17.5%	-5.1%	0.2%	6.3%
Union School Corp	227,337	218,583	228,685	216,467	242,044	-3.9%	4.6%	-5.3%	11.8%
Nettle Creek School Corp	293,349	314,401	295,679	322,378	331,006	7.2%	-6.0%	9.0%	2.7%
Knightstown Public Library	50,559	52,502	52,343	55,618	57,170	3.8%	-0.3%	6.3%	2.8%
Middletown-Fall Creek Twp Public Library	69,340	71,936	122,937	117,759	118,084	3.7%	70.9%	-4.2%	0.3%
Spiceland Public Library	14,474	15,018	15,360	15,885	16,312	3.8%	2.3%	3.4%	2.7%
New Castle-Henry County Public Library	1,905,096	1,920,859	2,087,342	2,072,375	2,116,695	0.8%	8.7%	-0.7%	2.1%
Three Rivers Solid Waste Mgmt Dist	0	0	0	0	0				
Middletown Redevelopment Commission	0	0	0	0	0				
Henry County Redevelopment Commission	46,056	0	0	0	0	-100.0%			

Henry County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates					Net Tax Rate, Homesteads	
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead		LOIT Residential
33001	Blue River Township	2.5461	--	--	8.0316%	--	--	--	2.3416
33002	Mooreland Town	3.1820	--	--	0.6203%	--	--	--	3.1623
33003	Dudley Township	1.6363	--	--	36.3949%	--	--	--	1.0408
33004	Straughn Town	2.1555	--	--	--	--	--	--	2.1555
33005	Fall Creek Township	1.6506	--	--	0.9513%	--	--	--	1.6349
33006	Middletown Town	2.4874	--	--	22.7613%	--	--	--	1.9212
33007	Franklin Township	1.6526	--	--	15.3696%	--	--	--	1.3986
33008	Lewisville Town	2.2456	--	--	2.6476%	--	--	--	2.1861
33009	Greensboro Township	2.2604	--	--	0.9869%	--	--	--	2.2381
33010	Shirley Town	3.7723	--	--	0.0147%	--	--	--	3.7717
33011	Greensboro Town	2.7809	--	--	--	--	--	--	2.7809
33012	Kennard Town	2.8811	--	--	0.4395%	--	--	--	2.8684
33013	Harrison Township	1.6328	--	--	41.2568%	--	--	--	0.9592
33014	Cadiz Town	1.8161	--	--	3.9024%	--	--	--	1.7452
33015	Henry Township	2.3379	--	--	53.7605%	--	--	--	1.0810
33016	New Castle City	4.2368	--	--	24.1429%	--	--	--	3.2139
33017	Jefferson Township	1.6719	--	--	3.5220%	--	--	--	1.6130
33018	Sulpher Springs Town	1.9721	--	--	21.9666%	--	--	--	1.5389
33019	West Liberty Township	2.1698	--	--	16.9284%	--	--	--	1.8025
33020	East Liberty Township	1.9600	--	--	5.1516%	--	--	--	1.8590
33021	Prairie Township	2.4979	--	--	5.5366%	--	--	--	2.3596
33022	Mount Summit Town	2.5772	--	--	1.0844%	--	--	--	2.5493
33023	Springport Town	3.0820	--	--	0.0108%	--	--	--	3.0817
33024	Spiceland Township	1.4985	--	--	24.2406%	--	--	--	1.1353
33025	Dunreith Town	2.8563	--	--	0.1857%	--	--	--	2.8510
33026	Spiceland Town	1.9102	--	--	3.9464%	--	--	--	1.8348
33027	Stoney Creek Township	1.7393	--	--	4.7202%	--	--	--	1.6572
33028	Blountsville Town	2.1568	--	--	17.5450%	--	--	--	1.7784
33029	Wayne Township	2.2973	--	--	19.7903%	--	--	--	1.8427
33030	Knightstown Town	3.2581	--	--	16.9583%	--	--	--	2.7056

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Henry County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	418,967	3,865,643	2,037,377	32,615	6,354,602	37,356,183	17.0%
<i>TIF Total</i>	0	3,931	124,909	0	128,839	1,214,352	10.6%
<i>County Total</i>	418,967	3,869,574	2,162,285	32,615	6,483,441	38,570,535	16.8%
Henry County	71,420	692,848	314,940	7,595	1,086,803	9,184,380	11.8%
Blue River Township	175	4,355	30	18	4,579	35,590	12.9%
Dudley Township	0	18	0	7	25	28,979	0.1%
Fall Creek Township	0	1,002	0	28	1,031	71,132	1.4%
Franklin Township	0	56	0	20	76	33,446	0.2%
Greensboro Township	221	1,824	98	21	2,164	23,239	9.3%
Harrison Township	0	0	0	12	12	28,352	0.0%
Henry Township	3,439	43,442	19,606	219	66,707	578,382	11.5%
Jefferson Township	0	0	0	54	54	42,847	0.1%
Liberty Township	0	1,238	0	57	1,294	52,353	2.5%
Prairie Township	745	3,064	3	51	3,863	39,578	9.8%
Spiceland Township	6	61	0	24	91	39,225	0.2%
Stoney Creek Township	0	18	0	121	139	29,851	0.5%
Wayne Township	247	8,666	1,028	71	10,013	109,300	9.2%
New Castle Civil City	172,968	1,418,071	986,095	7,617	2,584,751	7,549,600	34.2%
Shirley Civil Town	299	8,822	4,797	99	14,017	48,774	28.7%
Blountsville Civil Town	0	294	0	43	337	8,134	4.1%
Cadiz Civil Town	0	0	0	2	2	4,304	0.0%
Dunreith Civil Town	265	2,754	0	90	3,108	36,772	8.5%
Greensboro Civil Town	0	998	0	77	1,075	9,162	11.7%
Kennard Civil Town	290	4,919	0	24	5,234	35,716	14.7%
Knightstown Civil Town	2,684	59,642	12,339	473	75,138	404,356	18.6%
Lewisville Civil Town	9	1,633	0	75	1,717	35,361	4.9%
Middletown Civil Town	0	34,495	0	280	34,775	478,020	7.3%
Mooreland Civil Town	157	5,368	450	42	6,018	29,415	20.5%
Mount Summit Civil Town	65	424	0	27	515	6,823	7.5%
Spiceland Civil Town	0	0	0	68	68	56,292	0.1%
Springport Civil Town	193	1,706	143	26	2,068	14,662	14.1%
Straughn Civil Town	19	729	0	32	781	21,433	3.6%
Sulphur Springs Civil Town	0	0	0	54	54	24,872	0.2%
Blue River Valley School Corp	31,780	203,565	1,449	2,580	239,375	2,218,333	10.8%
South Henry School Corp	180	4,406	0	781	5,367	1,342,427	0.4%
Shenandoah School Corp	0	28,139	0	1,437	29,575	2,240,456	1.3%
New Castle Community School Corp	103,195	941,507	588,316	4,932	1,637,949	7,057,132	23.2%
Charles A. Beard Memorial School Corp	10,985	205,275	21,432	1,923	239,615	2,556,174	9.4%
Union School Corp	0	484	0	992	1,476	242,044	0.6%
Nettle Creek School Corp	0	0	0	681	681	331,006	0.2%
Knightstown Public Library	379	8,432	1,745	67	10,623	57,170	18.6%
Middletown-Fall Creek Twp Public Library	0	3,316	0	53	3,369	118,084	2.9%
Spiceland Public Library	5	49	0	12	66	16,312	0.4%
New Castle-Henry County Public Library	19,241	174,023	84,905	1,827	279,995	2,116,695	13.2%
Three Rivers Solid Waste Mgmt Dist	0	0	0	0	0	0	
Middletown Redevelopment Commission	0	0	0	0	0	0	
Henry County Redevelopment Commission	0	0	0	0	0	0	
TIF - Middletown TIF	0	26	0	0	26	52,262	0.0%
TIF - Industrial Park -Franklin	0	0	0	0	0	860	0.0%
TIF - Spiceland II --Frank	0	0	0	0	0	41,405	0.0%
TIF - Industrial Park - Henry	0	721	0	0	721	429,781	0.2%
TIF - New Castle NW - Henry	0	5	0	0	5	11,152	0.0%
TIF - Indiana Ave	0	0	9,843	0	9,843	33,719	29.2%
TIF - Industrial Park - NC	0	0	23,191	0	23,191	79,443	29.2%
TIF - New Castle NW - NC	0	1,037	35,034	0	36,071	121,978	29.6%
TIF - New Castle SE	0	2,142	56,840	0	58,982	199,140	29.6%
TIF - I-70 Quad--Spiceland Twp	0	0	0	0	0	0	
TIF - Spiceland II - Sptwp	0	0	0	0	0	100,066	0.0%
TIF - Spiceland TIF	0	0	0	0	0	144,545	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the

municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.